



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



March 15, 2004

**SECOND NOTICE OF  
NONCOMPLIANCE FEE  
(VIA CERTIFIED MAIL)**

James E. Hartl, AICP  
Director of Planning

Anup & Lourdes Kumar  
613 Fraser Ave  
Los Angeles, CA 90022

**Inspection File No.: EF030296**

Dear Property Owner(s):

A follow up inspection was conducted at 613 Fraser Ave in East Los Angeles. This re-inspection disclosed the following violation(s):

1. A single family home has been converted into a duplex.
2. The required garage is not accessible for the parking of motor vehicles and has been converted into a dwelling unit; and
3. Unpermitted additions have been made to the garage and are encroaching into the required side and rear yard setback areas.

These are not permitted uses in zone R-2 and are in violation of the provisions of the Los Angeles County Zoning Ordinance, Section(s) 22.20.010, 22.20.015, 22.20.170, 22.20.220, 22.52.1010 and 22.52.1180(A)

**Since you have failed to abate the aforementioned violations and no appeal of such order has been filed in a timely manner as provided by Title 22, section 22.60.390, a noncompliance fee of \$548 has been assessed and charged to you.**

Failure to remit payment within **fifteen (15) days** from the date on this order shall result in the imposition of further administrative and collection fees in the amount of \$1,370, bringing the total you owe to \$1,918.00. The County may withhold the issuance of building permits and/or other approvals until the compliance fee has been paid in full. Failure to correct the violation(s) may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a \$1,000.00 fine, each day in violation constituting a separate offense.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Jose Rubio**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING  
James E. Hartl, AICP, Director of Planning

  
Alex Garcia  
Supervising Regional Planner  
Zoning Enforcement, Section II

AG:JR:rp

cc: Margaret Pagan, Dave Darvis East Los Angeles Building & Safety Field Office.



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



August 19, 2003

**FINAL ZONING  
ENFORCEMENT ORDER**  
(VIA CERTIFIED MAIL)

James E. Hartl, AICP  
Director of Planning

Anup and Lourdes Kumar  
613 Fraser Avenue  
Los Angeles, CA 90022

**Inspection File No.: EF030296**

Dear Property Owners:

A follow up inspection was conducted at 613 Fraser Avenue in East Los Angeles. This re-inspection disclosed the following violation(s):

1. **A single family home has been converted into a duplex;**
2. **The required garage is not maintained accesible for the parking of motor vehicles; and**
3. **Unpermitted additions have been made to the garage and are encroaching into the required side and rear yard setback areas.**

These are not permitted uses in zone R-3 and are in violation of the provisions of the Los Angeles County Zoning Ordinance, Section(s) 22.20.10, 22.20.015, 22.20.170, 22.20.220, 52.1010 and 22.52.1180(A).

**Failure of the owner or person in charge of the premises to comply with this order within fifteen (15) days after the compliance date specified herein, or any written extension thereof, shall subject the violator to a noncompliance fee in the amount of \$548, unless an appeal from this order is filed within fifteen (15) days after the compliance date. Such appeal must comply with Section 22.60.390(C) of the Los Angeles County Code.**

To avoid being charged the noncompliance fee, you must abate the aforementioned zoning violations and bring the subject property into compliance with the Los Angeles County Zoning Ordinance **within fifteen (15) days upon receipt** of this letter. Failure to correct the above violations may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a one thousand dollar fine, each day in violation constituting a separate offense.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Jose Rubio**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING  
James E. Hartl, AICP, Director of Planning

Rose C. Hamilton, AICP  
Supervising Regional Planner  
Zoning Enforcement, Section I

RCH:JR:rp

cc: Margaret Pagan, Dave Darvis East Los Angeles Building & Safety Field Office.

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Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



March 18, 2003

James E. Hartl, AICP  
Director of Planning

Anup and Lourdes Kumar  
613 Fraser Avenue  
Los Angeles, CA 90022

**NOTICE OF VIOLATION**

**Inspection File No.: EF030296**

Dear Mr. & Mrs. Kumar:

An inspection was conducted at 613 Fraser Avenue in East Los Angeles. This inspection disclosed the following violation(s):

- 1) **A single family home has been converted into a duplex;**
- 2) **The required garage is not maintained accessible for the parking of motor vehicles and has been converted into a dwelling unit; and**
- 3) **Unpermitted additions have been made to the garage and are encroaching into the required side and rear yard setback areas.**

These are not permitted uses in zone R-2 and are in violation of the provisions of the Los Angeles County Zoning Ordinance, Section(s) 22.20.010, 22.20.015, 22.20.170, 22.20.220, 22.52.1010 and 22.52.1180(A).

Please consider this an order to comply with the provisions of the zoning ordinance **thirty (30) days from the receipt** of this letter. Failure to comply as requested may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a one thousand dollar fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of \$548 and the imposition of further administrative and collection fees totaling approximately \$1,918.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Jose Rubio**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING  
James E. Hartl, AICP, Director of Planning

Rose C. Hamilton, AICP  
Supervising Regional Planner  
Zoning Enforcement, Section I

RCH:JR:rp

cc: **Margaret Pagan**, Dave Darvis, East Los Angeles Building & Safety Field Office